

Regional Planning Commission Transmittal Checklist

Hearing Date
04/06/2016
Agenda Item No.
7

Project Number: R2015-02580-(5)
Case(s): Conditional Use Permit Case No. 201500107
Planner: Steve Mar

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Findings
- ☐ Draft Conditions + Other department letters of recommended conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☐ Photographs
- ☐ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Findings and conditions of Previous permit
- ☒ Technical Siting Analysis
- ☒ Photo Simulations
- ☒ Alternate Site Analysis
- ☒ RF Coverage Maps
- ☒ Hearing Officer's Final Letter and Findings for Denial
- ☒ Appeal Form

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2015-02580-(5)

HEARING DATE

April 6, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500107

PROJECT SUMMARY

OWNER / APPLICANT

N/A (Public Right-of-Way) / Verizon Wireless

MAP/EXHIBIT DATE

6/24/15

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction and operation of a new wireless telecommunications facility (WTF) located in the public right-of-way in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100. The project consists of replacing an existing 40-ft. tall wood utility pole and an attached street light fixture with a new 45-ft. tall wood utility pole topped with a canister antenna and one (1) remote radio unit. The existing street light fixture will be relocated onto the new utility pole. 6 ft., 6 in. of the new pole will be anchored underground. The total height of the new pole with canister antenna will be 41 ft., 6 in. above grade level. Ancillary equipment consisting of a fuse box and breaker box will be installed underground in the public right-of-way approximately 30 ft. northeast across the street from the new utility pole. The applicant is appealing the Hearing Officer's decision to deny the project on January 5, 2016.

LOCATION

Public right-of-way adjacent to 3902 Mountain View Ave. (utility pole) and 3901 Mountain View Ave. (underground ancillary equipment), East Pasadena

ACCESS

via Mountain View Rd.

ASSESSORS PARCEL NUMBER(S)

adjacent to 5755-016-007 (utility pole) & 5755-019-008 (underground ancillary equipment)

SITE AREA

Utility Pole: 12" diameter

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Pasadena ZD

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-1 (Single-family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 to 6 du/ac

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.135 (East Pasadena-San Gabriel CSD requirements)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov

S. Quigley Ave

Ave

Blanche St

Paloma Dr

Project Site

Mountain View Ave

East Pasadena

East

San Gabriel

Encanto Dr

Arcadia

Sycamore Ave

Panorama Dr

S. Michoud Ave

50 m

200 ft



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction and operation of a new wireless telecommunications facility (WTF) consisting of a new wood utility pole topped with a canister antenna, one remote radio unit, and other ancillary equipment located in the public right-of-way in the R-1 (Single-family Residence) Zone pursuant to County Code Section 22.20.100.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction and operation of a new wireless telecommunications facility (WTF) located in the public right-of-way in the R-1 (Single-family Residence) zone. The project consists of replacing an existing 40-ft. tall wood utility pole and an attached street light fixture with a new 45-ft. tall wood utility pole topped with a canister antenna and one remote radio unit (RRU). The existing street light fixture will be relocated onto the new utility pole. 6 ft., 6 in. of the new pole will be anchored underground. The total height of the new pole with canister antenna will be 41 ft., 6 in. above grade level. Ancillary equipment consisting of a fuse box and breaker box will be installed underground in the public right-of-way in front of a single-family residence located at 3901 Mountain View Avenue. The project originally proposed two RRUs and the installation of an electric meter box but has since removed the meter box and one of the proposed RRUs from the project. The applicant is appealing the Hearing Officer's decision to deny the project on January 5, 2016.

SITE PLAN DESCRIPTION

The site plan depicts the proposed WTF consisting of a new 45-ft. tall, 11.94-in. diameter wood utility pole to replace an existing 40-ft. tall wood utility pole in the public right-of-way in front of an existing single-family residence. The new pole will be located in front of a single-family residence at 3902 Mountain View Avenue near the property line adjoining 3862 Mountain View Avenue. 6 ft., 6 in. of the pole will be anchored underground. The pole will be topped with a cylindrical canister antenna and shroud and have one remote radio unit installed below the canister and shroud. The total height of the new pole with canister antenna and shroud will be 41 ft., 6 in. above grade level. An existing street light fixture on the existing utility pole will be relocated onto the new utility pole. Ancillary equipment consisting of a fuse box and breaker box will be installed underground in the public right-of-way approximately 30 ft. northeast across the street from the new utility pole and will be connected to the new utility pole via an underground cable. The fuse box and breaker box will be contained in two underground handhole vaults measuring 17 inches by 30 inches and will range between 15 inches to 18 inches in depth.

EXISTING ZONING

The adjacent property is zoned R-1 (Single-family Residence). The facility is proposed in the public right-of-way.

Surrounding properties are zoned as follows:

North: R-1 (Single-family Residence)
South: R-1 (Single-family Residence)
East: R-1 (Single-family Residence)
West: R-1 (Single-family Residence)

EXISTING LAND USES

Surrounding properties are developed as follows:

North: Single-family Residences
South: Single-family Residences
East: Single-family Residences
West: Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The zoning history of the adjacent parcel is as follows: R1 (7/11/31).

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves minimal construction for the replacement of the existing utility pole and the installation of the new facility. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached units and intended to maintain the character of existing low density residential neighborhoods. The proposed WTF will alter the existing character of the surrounding single family residential neighborhood and is therefore inconsistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Maintain and conserve sound existing development.*

The project is a conditional use permit for a new WTF that has the potential to disturb the existing residential character of the neighborhood.

- *Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*

- *Maintain high quality emergency response services.*

The construction and operation of the new WTF would ensure that local cellular service will be available during emergencies.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is radio or television stations and/or towers. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-1, provided that a CUP is obtained. The proposed wood utility pole and all pole-mounted equipment of the proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs. An electric meter pedestal that was formerly proposed to be installed within the public right-of-way has been removed from the project. A proposed fuse box and breaker box will be

installed underground within the public right-of-way and is consistent with Subdivision and Zoning Ordinance Policy No. 01-2010, which states that all appurtenant wireless facility equipment that is not structure-mounted and within the public right-of-way shall be placed underground if feasible.

Neighborhood Impact/Land Use Compatibility

The WTF has been found not compatible with the surrounding neighborhood and that its placement would not maximize the improvement of the quality and accessibility of critical urban services and high quality emergency response services. The applicant's RF coverage maps does not justify the need to place the project at the proposed location given that other alternatives were provided by the applicant within the nearby commercial corridors of the neighborhood located approximately one-quarter mile of the proposed site.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed wireless telecommunications facility at this location is not necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services.

The facility would not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, or odor impacts would be generated and no additional parking would be required for the proposed facility. However, the facility has the potential to impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity as expressed by concerned residents of the community.

The proposed telecommunications facility would not endanger the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed facility is consistent with the primary established uses within the right-of-way providing access to transportation services and the conveyance of utility services. The project proposes to replace an existing utility pole and install an antenna radome canister, an RRU, and ancillary equipment.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The facility would not be staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

The proposed facility would be supplied with electric service. No water, sewer, refuse or other additional services shall be required.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Wireless telecommunications facility projects located in the public right-of-way require an encroachment permit from the Los Angeles County Department of Public Works prior to construction.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received comment letters from six households and a petition letter containing 51 signatures opposed to the project prior to the Hearing Officer's public hearing. Opposition consisted of requests to change the hearing location to a venue within East Pasadena and at an evening time, concerns about health risks associated with wireless facilities, aesthetics, a decrease in property values, future expansion of the facility if it were approved, and how the approval of the project would set a precedent for more wireless facilities to be built in the neighborhood. Staff has not received any additional comment letters prior to the Commission's public hearing.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **DENIAL** of Project Number R2015-02580-(5), Conditional Use Permit Number 201500107.

SUGGESTED DENIAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION, CLOSE THE PUBLIC HEARING, DENY THE APPEAL, AND UPHOLD THE HEARING OFFICER'S DECISION TO DENY CONDITIONAL USE PERMIT NUMBER 201500107 SUBJECT TO THE ATTACHED FINDINGS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings

Applicant's Burden of Proof statement

Correspondence

Photo Simulations

Site Plan, Land Use Map

Hearing Officer's Final Letter and Findings for Denial

Appeal Form

MM:SM

04/06/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500107 ("CUP") on April 6, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction and operation of a new wireless telecommunications facility (WTF) ("Project") located in the public right-of-way in front of a single-family residence located at 3902 and 3901 Mountain View Avenue in the unincorporated community of East Pasadena ("Project Site") in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code ("County Code") section 22.20.100. The applicant is appealing the Hearing Officer's decision to deny the project on January 5, 2016.
3. The Project is located in the public right-of-way in front of a single-family residence at 3902 Mountain View Avenue. Ancillary equipment is proposed to be installed underground in the public right-of-way across the street from the facility approximately 30 ft. northeast in front of a single-family residence at 3901 Mountain View Avenue.
4. The Project Site consists of a circular area of 12 inches diameter for a new wood utility pole in the public right-of-way in front of a legal lot containing a single-family residence. A secondary site requires two areas of 17 inches by 30 inches in the public right-of-way in front of a legal lot containing a single-family residence for two underground handhole vaults for a new fuse box and breaker box.
5. The Project Site is located in the East Pasadena Zoned District. The Project Site is located in the public right-of-way and is adjacent to a property currently zoned R-1 (Single-family Residence).
6. The Project Site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1 (Single-family Residence)
 - South: R-1 (Single-family Residence)
 - East: R-1 (Single-family Residence)
 - West: R-1 (Single-family Residence)
8. Surrounding land uses within a 500-foot radius include:
 - North: Single-family Residences
 - South: Single-family Residences
 - East: Single-family Residences
 - West: Single-family Residences
9. The property adjacent to the Project Site was zoned R1 in 1931.

10. The site plan for the Project depicts the proposed WTF consisting of a new 45-ft. tall, 11.94-in. diameter wood utility pole to replace an existing 40-ft. tall wood utility pole in the public right-of-way in front of an existing single-family residence. The new pole would be located in front of a single-family residence at 3902 Mountain View Avenue near the property line adjoining 3862 Mountain View Avenue. 6 ft., 6 in. of the pole would be anchored underground. The pole would be topped with a cylindrical canister antenna and shroud and have one remote radio unit installed below the canister and shroud. The total height of the new pole with canister antenna and shroud would be 41 ft., 6 in. above grade level. An existing street light fixture on the existing utility pole would be relocated onto the new utility pole. Ancillary equipment consisting of a fuse box and breaker box would be installed underground in the public right-of-way approximately 30 ft. northeast across the street from the new utility pole and would be connected to the new utility pole via an underground cable. The fuse box and breaker box will be contained in two underground handhole vaults measuring 17 inches by 30 inches and will range between 15 inches to 18 inches in depth. The project originally proposed two RRUs and the installation of an electric meter box but has since removed the meter box and one of the proposed RRUs from the project.
11. The Project Site is accessible via Mountain View Avenue from the east and west and is accessible from the street.
12. The Project provides adequate street parking for maintenance and construction vehicles.
13. Prior to the Commission's public hearing on the Project, the permittee submitted updated site plans and photo simulations to remove the formerly proposed electric meter pedestal and to remove one of two proposed RRUs in response to community concerns about the electric meter pedestal. The removal of one RRU decreased the amount of electricity required for the project and thereby allowed for the removal of the electric meter pedestal.
14. Wireless telecommunications facility projects located in the public right-of-way require an encroachment permit from the Los Angeles County Department of Public Works shall be obtained prior to construction.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Staff has received comment letters from six households and a petition letter containing 51 signatures opposed to the project prior to the Hearing Officer's public hearing. Opposition consisted of requests to change the hearing location to a venue within East Pasadena and at an evening time, concerns about health risks associated with wireless facilities, aesthetics, a decrease in property values, future expansion of the facility if it were approved, and how the approval of the project would set a precedent for more wireless facilities to be built in the neighborhood. Staff has not received any additional comment letters prior to the Commission's public hearing.
17. A duly noticed public hearing was held on November 3, 2015, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request and answered questions presented by the Hearing Officer. Four members from the community testified in opposition to the project and expressed concerns including lack of information about the project and not being able to communicate directly with Verizon for more information, requesting that the hearing venue be changed to a location within the community, concerns

about future expansion of the facility or other wireless companies coming into the neighborhood if approved, that the applicant's Burden of Proof has not been met with insufficient information being provided to show that the facility is completely safe, a request for the applicant to provide examples of facilities with similar designs located in residential neighborhoods and to provide other alternate project sites located outside of residential areas, line of site issues from driveways to the street from the placement of the proposed electrical meter box, health and safety concerns related to wireless electronic transmissions, and concerns with devaluation of property. Mr. Searcy provided rebuttal testimony in response to the comments. There being no further testimony, Ms. Tae continued the hearing to December 1, 2015, to allow additional time for the applicant to refine their alternate sites analysis and to conduct an informational community meeting to discuss the proposal.

A duly noticed public hearing was held on December 1, 2015, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request, including a redesign of the project to eliminate one out of two Remote Radio Units (RRUs) which also allows for the elimination of a proposed ground-mounted electric meter pedestal from the project, and answered questions presented by the Hearing Officer. Mr. Searcy gave a brief summary of issues that were addressed at the community meeting that was held on November 16, 2015. Among these issues was the need to find a suitable site within a designated search ring and the removal of the proposed electrical meter pedestal. Mr. Searcy stated that alternate sites outside of the residential area and within nearby commercial areas were not analyzed because the closest commercial areas would be outside of the project's designated search ring and would not provide the desired coverage needed. Ms. Tae stated that this additional analysis was needed in order to further support previous alternate site information that has been supplied by the applicant. Four members from the community testified in opposition to the project and expressed concerns including devaluation of property values, health effects, and the applicant providing insufficient information regarding alternate sites and examples of other similar facilities. Mr. Searcy provided rebuttal testimony in response to the comments, including a statement that prospective homeowners often consider adequate cellular service coverage when buying a home and that a primary objective of the project is to increase data capacity of the existing cellular network. There being no further testimony, Ms. Tae continued the hearing to January 5, 2016, to allow time for the applicant to provide additional information to their alternate sites analysis regarding the coverage objective, additional photo simulations, and more details to support the conclusions in the analysis.

A duly noticed public hearing was held on January 5, 2016, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request and answered questions presented by the Hearing Officer. Three members from the community testified in opposition to the project and expressed concerns about future wireless facilities being built in the neighborhood if the project were approved, construction disruption to the community, dissatisfaction with examples of other similar facilities provided by the applicant, the proposed meter pedestal, and restated their opinion that the facility should be located in a commercial area of the neighborhood. Mr. Searcy provided rebuttal testimony in response to the comments and answered questions from Ms. Tae regarding the updated Alternate Site Analysis and RF Coverage maps. There being no further testimony, Ms. Tae stated that the project did not meet the goals and policies set forth in the Countywide General Plan for maintaining and conserving sound existing development and for maximizing improvement of the quality and accessibility of critical urban services and high quality

emergency response services, that the applicant's updated RF Coverage maps did not justify the need to place the project at the proposed location given that other alternatives were provided by the applicant, and that the applicant should reevaluate the option of placing a facility within the commercial corridors of the neighborhood which are within approximately one-quarter mile of the proposed site. Ms. Tae then closed the public hearing and denied the applicant's request.

18. The applicant appealed the Hearing Officer's decision on January 18, 2016.
19. The Commission finds that the project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached units and intended to maintain the character of existing low density residential neighborhoods. The proposed WTF at this location will alter the existing character of the surrounding single family residential neighborhood and is therefore inconsistent with the permitted uses of the underlying land use category.
20. The Commission finds that Title 22 of the Los Angeles County code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is radio or television stations and/or towers. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-1, provided that a CUP is obtained. The proposed wood utility pole and all pole-mounted equipment of the proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs. An electric meter pedestal that was formerly proposed to be installed within the public right-of-way has been removed from the project. A proposed fuse box and breaker box proposed to be installed underground within the public right-of-way would be consistent with Subdivision and Zoning Ordinance Policy No. 01-2010, which states that all appurtenant wireless facility equipment that is not structure-mounted and within the public right-of-way shall be placed underground if feasible.
21. The Commission finds that the proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is not necessary at this location to provide wireless communications to this particular area of Los Angeles County and the surrounding communities.

The proposed wireless telecommunications facility at this location is not necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

The facility would not have had growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, or odor impacts would have been generated and no additional parking would have been required for the proposed facility. However, the facility had the potential to impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity as expressed by concerned residents of the community.

If approved, this telecommunications facility would not have endangered the public health, safety or general welfare.

22. The Commission finds that the proposed facility would have been supplied with electric service. No water, sewer, refuse or other additional services were required.
23. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Pasadena community. On February 10, 2016, a total of 336 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use is not consistent with the adopted General Plan.
- B. The proposed use at the site has the potential to be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

THEREFORE, THE COMMISSION:

Denies the appeal and denies Conditional Use Permit No. 201500107.

ACTION DATE: April 6, 2016

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM
04/06/16

c: Each Commissioner

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

1. The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.

3. This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole will be replaced and augmented by an antenna radome and RRU's and meter painted match surroundings to emulate the color of the existing light standard.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width an improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

2. The proposed facility only utilizes minimal electric service, with a proposed electric meter pedestal. No water, sewer, refuse or other additional services shall be required.

Supervisor Michael Antonovich
215 N. Marengo Ave Suite 120
Pasadena, 91101

September 27, 2015

Supervisor Antonovich,

Verizon Wireless has plans to install a cell phone tower at 3902 East Mountain View Ave. Postcards were received by residents telling of a planning meeting to be held at the Hall of Records on November 3, 2015 at 9 a.m.

My family and other residents are very concerned about a cell phone tower being installed in a residential neighborhood. And of course, we are opposed to this tower being installed on our street, East Mountain View Ave. One of our many concerns is that this will open the door to other companies installing towers in our neighborhood and the size of the tower could expand in the future.

This tower is to be built on a right of way at 3902 E. Mountain View Ave. My family and I live at 3859 E. Mountain View Ave., which is across the street from the tower. It will be 39 feet from the apron of my driveway and 90 feet from my front door. To the west of 3902 is 3862 E. Mountain View Ave. The tower will be 10 ft. from their property line and 49 ft. to their front door.

I have spoken to Steven Mar who is the case planner for the Department of Regional Planning. I stated our opposition and also asked that the November 3rd meeting be changed to a venue closer to East Pasadena and that the time be changed to an evening time. He advised that all opposed should call him and email him noting any opposition and also request a venue change. Residents have called and emailed Mr. Mar.

As residents of Pasadena but in the unincorporated section of Los Angeles County, we feel our needs are often ignored and help is hard to find.

We hope to have your assistance with this issue.

Thank you for your time,

Janet and Efrain De La Peza
3859 E. Mountain View Ave.
Pasadena, Ca 91107
626 375-9783 delapezas@att.net

RECEIVED

SEP 30 2015

Supervisor Antonovich
Pasadena Office

Steven Mar

From: Efrain De La Peza [delapezas@att.net]
Sent: Tuesday, September 29, 2015 7:02 AM
To: Steven Mar
Subject: Verizon cell tower Mountain View Ave

Steven Mar,

We spoke on the phone and I voiced my opposition to the proposed Verizon cell tower on Mountain View Ave. Here is my written opposition to the cell tower and I am also asking for a venue change for the hearing originally scheduled for Nov. 3, 2015 at the Hall of Records in Los Angeles. Since this proposal is affecting the residents of Mountain View Ave., a site closer to us would be preferred.

I appreciate all of the information you have sent to me and for all of your timely responses.

Thank You,
Janet De La Peza
Efrain De La Peza

Steven Mar

From: Carolyn Brookins [carolyn.brookins@gmail.com]
Sent: Tuesday, September 29, 2015 3:40 PM
To: Steven Mar
Subject: Verizon Cell Tower Project

Dear Mr Mar:

The purpose of this e-mail is to voice our opposition to the Verizon Cell tower Project located for Mountain View Avenue in East Pasadena. We are opposed to this project for the following reasons:

1. *We live at 3837 Mountain view Avenue and this cell tower will be across a street from our property and do not wish to look at this unsightly tower every day.*
2. *We are greatly concerned for the possible decrease in property values once a cell tower has been erected.*
3. *A cell tower already exists on Michillinda Avenue not far from Mountain View Avenue why do we need more and especially so close to a nearby school.*
4. *There are the health issues and cancer risks relating to cell towers which are a major concern of ours.*
5. *This sets precedence for the addition of other cell towers to be set up in the area.*
6. *There are concerns over additions to the cell tower if it is erected.*
7. *We do not believe putting a cell tower on Mountain View Avenue is the only solution to Verizon's problems, there has to be solutions other than the placement of cell towers in residential areas available to them.*

Why does the hearing have to be in downtown Los Angeles as I am unable to go downtown? Is it possible to have the hearing at a local venue where it would be easier for residents to attend such a hearing?

We cannot stress enough my opposition to this project.

Yours truly
 Concerned Residents
 Carolyn Brookins and Mary Segan
 3837 Mountain View Avenue
 Pasadena, CA 91107

Steven Mar

From: bernardifamily@juno.com
Sent: Thursday, October 01, 2015 11:14 AM
To: Steven Mar
Subject: Venue Location Change

Dear Ms. Tae and Mr. Mar,

This communication is in regard to the Department of Regional Planning Project Number R2015-02580-(5), regarding a Conditional Use Permit request from Verizon Wireless to construct and operate a new wireless telecommunications facility in our residential neighborhood.

I respectfully request a change of venue from 320 W Temple St., Los Angeles, California 90012 to a location closer to the Mountain View Avenue/East Pasadena area where I live/the area that is going to be affected for the following reasons;

1. The travel time and cost associated with getting to and from the Temple Street location is prohibitive for me. My husband was unemployed for several years, and though he recently returned to the workforce, the hours of work/pay I would lose in order to attend this important meeting would cause my family and I a tremendous amount of undue stress.
2. Many of the residents in our neighborhood are elderly and it is hard for them to travel. They would have a better chance of attending the meeting and having their voices heard if it is closer to their home.
3. Many of our neighbors, myself included, have young children that need to be driven to and from school. The location and time of the hearing make it nearly impossible for those in this situation to attend the meeting and share their concerns.

Thank you in advance for reviewing my request for a venue location change. Your consideration of this matter is very much appreciated.

Sincerely,

Lisa C. Bernardi

Steven Mar

From: Phan, Chhoung [james.phan@lausd.net]
Sent: Thursday, October 01, 2015 2:04 PM
To: Steven Mar
Subject: Verizon Wireless = R2015-02580 (5)

Good Afternoon Mr. Mar,

Thank you again for taking the time to speak with me this morning about my objection on Verizon Wireless project number R2015-02580-(5). I would like to reiterate my strongest objection of the County's upcoming/planning a project on our street – Mountain review, East Pasadena, CA 91107.

On other hand, we are very disappointed with the County on the requested for erecting a side curb on our house / street, which would make our neighbor looks nice and welcome. The County is only interesting with the big Business not the little guy.

Thank you
James Phan (626) 382-9336

Steven Mar

From: Dale Pearson [dale.e.pearson@gmail.com]
Sent: Friday, October 02, 2015 7:26 AM
To: Steven Mar
Subject: Project No R2015-02580-(5)

Dear Mr. Mar,

Re: Project No. R2015-02580-(5), Cond Use Permit No. 201500107.

I'm a resident at 3766 Mountain View Ave, Pasadena, 91107. I would like to request a change of venue for the Hearing that is currently scheduled for Nov 3rd in Downtown LA – perhaps at the local country office on Baldwin Ave, Arcadia would be more convenient for the residents on our street to attend and voice their concerns about the placement of the Verizon Wireless WTF.

Thank you.

Dale Pearson
626-840-3278 (mobile)
dale.e.pearson@gmail.com

Steven Mar

From: Lucretia Sciarra [mamalusciarra@yahoo.com]
Sent: Sunday, October 04, 2015 7:10 PM
To: Steven Mar
Subject: Re: Verizon cell tower on Mountain View Avenue, East Pasadena

Dear Mr. Mar:

Thank you for the quick response to my phone call and concerns involving Verizon's proposal to erect a cell tower on the right-of-way adjacent to 3902 & 3901 Mountain View Avenue in East Pasadena.(Project Number R2015-02580-(5). Your time and consideration are very much appreciated.

My husband and I reside at 3862 Mountain View, just adjacent to 3902 Mountain View. We are very concerned about the impact this tower will have on our strictly residential neighborhood, especially in the areas of health and health related issues. We are not convinced of the safety of the proposed cell tower. By Verizon not showing it is safe and not harmful, we cannot rest assured that the cell tower will not have adverse effects on the health, peace, comfort and safety of our community. Are Verizon's private interests and monetary gain more important than the well-being of our residents, especially our children and senior citizens? No one from Verizon has made any attempt to contact or meet with us and answer any questions regarding our concerns. There are many elderly people whom we represent and for whom we speak.

Therefore, we, the Sciarra's, as well as those who cannot speak for themselves for whatever reason, object to Verizon's request for a permit to erect the cell tower on Mountain View Avenue in East Pasadena.

Respectfully submitted,

Trifone and Lucretia Sciarra
 3862 Mountain View Avenue
 Pasadena, CA 91107
 (626) 792-4543.

On Monday, September 28, 2015 1:41 PM, Steven Mar <smar@planning.lacounty.gov> wrote:

Hello Ms. Sciarra,

I have attached the project's photo simulations and site plans per your request.

I am also sending you the applicant's Technical Siting Analysis, Alternate Site Analysis, and Wireless Coverage maps for your informational purposes.

If you would like to make any comments regarding the project, please submit them to me via email or regular mail so that they can be on record and forwarded over to the Hearing Officer.

Steve Mar

Dear Neighbor,

Verizon Wireless is attempting to have a cell phone tower installed in the neighborhood (Adjacent to 3902 Mountain View Avenue, East Pasadena).

Numerous unbiased (not privately funded) scientific research studies come to the same conclusion: That those living within ¼ mile of a cell tower (*including micro-cell towers which many believe are even more harmful than higher-elevated cell tower antennas since the RF radiation is emitted closer to the ground*) are at much greater risk for developing significant health issues, including cancer (especially breast and brain cancer), nerve disorders, fatigue, memory loss, headaches, sleep disorders, depression, skin problems, hearing loss and cardiovascular problems. (A 2004 study conducted by the German government found that people living within 1300 feet of cell towers had three times the normal cancer risk.)

As with other harmful causes which disrupt the body's healthy functioning and weaken the immune system, children and the elderly are at even greater risk.

Despite biased studies indirectly funded by the telecommunications industry which claim there are no adverse affects on humans and animals/pets due to the microwave RF energy radiated by cell towers/transmitters, more and more people are becoming aware of the huge health risk they pose and taking action. Case in point: A resolution by the International Association of Fire Fighters (IAFF) opposed commercial cell towers being installed on fire stations after a medical study showed increased cancer, brain and nerve problems for irradiated personnel.

History repeats itself? The dangers of cigarette smoking were covered up by big companies within the tobacco industry for decades. Yet years later links to cancer were confirmed. Verizon Wireless and other major cell service providers are for-profit corporations. Their concern is not for the health of families living in the neighborhoods where their cell towers are placed, but instead on maximizing profits.

Besides the overwhelming evidence which supports the health risks associated with cell towers, surveys show that
CELL TOWERS ADVERSELY IMPACT PROPERTY VALUES

A study by The National Institute for Science, Law, and Public Policy initiated in June of 2014 resulted in the following: The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

Prospective buyers can easily determine the number and proximity of cell antennas (whether on towers, utility poles, or hidden) to any given property via sites such as www.antennasearch.com.

We may not know definitively the total potential health risks of long-term exposure to RF energy from cell towers for some time yet. But it seems to me that it would be better to be safe than sorry when it comes to having a cell tower within our heavily populated neighborhood. -The health and well-being of ourselves and our loved ones are at stake.

"The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline."

- Betsy Lehrfeld, Esq., an attorney and Executive Director of The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C.

References

German study, The Influence of Being Physically Near to a Cell Phone Transmission Mast on the Incidence of Cancer
<http://www.tetrawatch.net/papers/naila.pdf>

A resolution by the International Association of Fire Fighters (IAFF)
<http://www.iaff.org/hs/resi/celltowerfinal.htm>

Neurobehavioral effects among inhabitants around mobile phone base stations
<http://www.ncbi.nlm.nih.gov/pubmed/16962663>

Dr Dietrich Klinghardt has shown a relationship between microwaves and autism; a summary of his work can be found at <http://electromagnetichealth.org/media-stories/#Autism>

The Biological Effects of Weak Electromagnetic Fields; What the power and telecoms companies would prefer us not to know
http://www.hese-project.org/hese-uk/en/papers/goldsworthy_bio_weak_em_07.pdf

This article references studies done
http://www.eastcountymagazine.org/cell_phone_towers_238

Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties
<http://www.businesswire.com/news/home/20140703005726/en/Survey-National-Institute-Science-Law-Public-Policy>

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

"The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

11/3/15 item # 5

51 signatures

Ms. Susie Tae
 Hearing Officer
 Los Angeles County
 Department of Regional Planning

October 19, 2015

Dear Hearing Officer Susie Tae,

We write this letter on behalf of concerned residents of East Mountain View Ave., in unincorporated Los Angeles County - East Pasadena, the street on which Verizon Wireless is seeking approval for a new wireless telecommunications facility (WTF).

The signatories below are all in support of the contents of this letter and, as a result, oppose County approval of the proposed Verizon WTF.

We oppose approval based on concerns that the siting of the Verizon WTF at the proposed location - R1 single-family residential neighborhood consisting of a number of families with young children and senior citizens - will adversely affect the health, peace, comfort or welfare of existing residents and/or constitute a menace to the public health, safety, or general welfare. (per Los Angeles County Code Sect. 22.56.040 regarding Conditional Use Permit Burden of Proof; and Sect. 22.56.090 regarding Conditional Use Permit Findings.)

Specifically, we are concerned with:

1. Does Verizon Wireless have proof that radio frequency waves emanating from the proposed cell tower are safe to children, as well as the elderly? Does Verizon Wireless have proof that there is no long term effects to future generations?

2. Does Verizon Wireless have proof that there will be no interference with medical devices, such as hearing aids, breathing equipment, pace makers, and medical alerts?

3. Does Verizon Wireless have proof that any noise emanating from the WTF or meter across the street from it will not cause a disturbance or annoyance to the residents?

4. Does Verizon Wireless have proof that there is no danger to the residents of East Mountain View Ave. in the event that the cell canister or the meter is compromised or damaged? East Mountain View Ave. has become a thorough fare for vehicles traveling between Rosemead Blvd. and Michillinda Ave., resulting in high density traffic. Even heavy commercial vehicles are using our street. Taking into consideration all of this information, along with parked cars on both sides of the street with no sidewalks, this high volume usage increases the chances of vehicular accidents.

Additionally, we have a number of questions for the applicant:

1. Has the applicant provided an inventory of existing and approved wireless facilities located with a one-quarter mile radius of the proposed WTF at 3902 Mountain View Ave., including the location, type, height, and design of each facility per Los Angeles County Code Sect. 22.44.1330 N. 1. ? If so, we are requesting a copy of such inventory.

2. Will there be any interference with communication devices such as Cable T.V., Satellite Dish T.V., DSL, Wi-Fi, digital phone service, etc.?

3. Will the installation of this WTF open the door to other cell phone providers requesting to use East Mountain View Ave. for their benefit?

4. Will the size of the canister installed in the WTF ever be replaced with a larger unit or units in the future due to Verizon's growing needs?

5. Verizon Wireless has stated that one of the reasons they are requesting the approval for a cell tower on East Mountain View Ave., is that this street is a "dead" zone. Please offer us an explanation of exactly what that means. Those of us who live on East Mountain View Ave. and are Verizon customers have had no problems with our service.


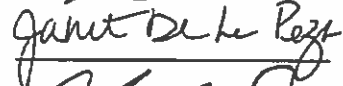

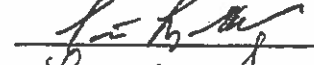

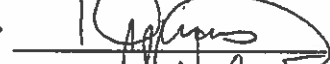
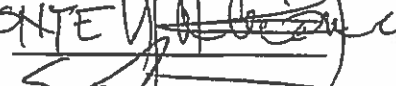







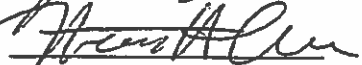



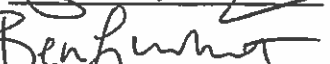

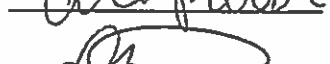

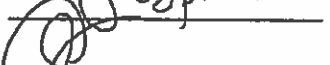
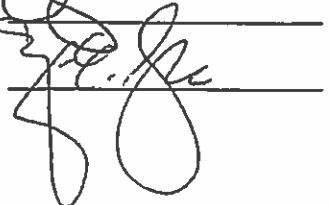
6. The surface of our asphalt paved street is already in disrepair. There are numerous cracks and crevices where surfaces are exposed beneath the asphalt. Rather than Los Angeles County entertaining projects that will render our street further disrepair, we would consider it commendable for Los Angeles County to devote it's resources, time and energy to projects that would enhance our street rather than detract from it.

For all the reasons above, and because no effort has been made by the Applicant to meet with local residents impacted directly by the Proposed Verizon WTF to hear our concerns, the undersigned residents of Los Angeles County urge you to DENY the Applicant's request.

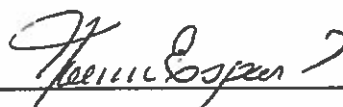
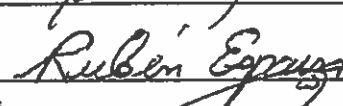

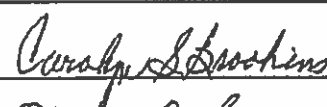
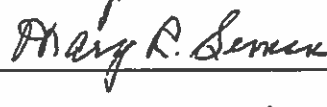
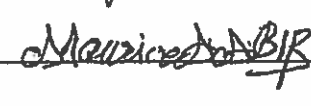
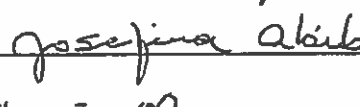





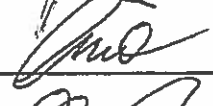
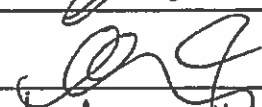
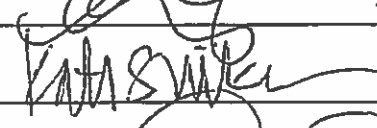

Thank you for your time and consideration.

*Please see attached
petitions.*

East Mountain View Avenue Petition

Name	Signature	Address
Scott S. Mark		3814 Mountain View Ave
Janet DeLaPeza		3859 Mountain View Ave
Claudine Roybal		3932 Mountain View Ave
Peter Roybal		3932 Mountain View Ave.
Lucretia Scianna		3862 Mountain View Ave
Kristy Williams		3915 Mountain View Ave
ARILLO R. VALMONTE		3852 E. M. View, Pasadena 91107
ERIC Tagliam		3848 Mountain View Ave Pasadena 91107
MICHAEL LUNA		3800 Mountain View - Pasadena 91107
Lisa Bernardi		3776 Mountain View Ave. Pas., Ca. 91107
Bonnie Bernardi		3776 Mountain View Ave 91107
Victor Thomas		3758 Mountain View Ave 91107
Huong Nguyen		3744 Mountain View Ave 91107
JASON ROBBIE		3779 Mountain View Ave. 91107
HEATHER ROBBIE		3779 Mountain View Ave, 91107
Matt Duerksen		3815 Mountain View Ave. 91107
Carolyn Pearson		3768 Mountain View Ave. 91107
Sae Jin Lambert		3781 Mountain View Ave 91107
Ben Lambert		3781 Mountain View Ave 91107
Ann Pearson		3766 Mountain View Ave 91107
Dale Pearson		3766 Mountain View Ave 91107
Eri Ferro		3766 Mountain View Ave 91107
Clare Strickland		3756 Mountain View Ave 91107
EFFRAIN DE LA PEZA		3859 Mountain View Ave. - PAS. 91107

EAST MOUNTAIN VIEW PETITION

NAME	SIGNATURE	ADDRESS
NORMI ESPARZA		3960 MOUNTAIN VIEW AVE
RUBEN ESPARZA		PASADENA, CA 91107
Chhoung James Phan		3843 Mountain View Ave Pasadena CA 91107
CAROLYN S BROOKINS		3837 MOUNTAIN VIEW AVE
MARY R. SEMAN		PASADENA, CA 91107
Maurice A. ABIB		3901 Mountain View Ave 91107
Josefina Abib		3901 E. MT. View Ave. Ca 91107
Katherine Ray		3902 E. MT. View Av 91107
LINDA FLIENTIE		3852 MTH. VIEW 91107
Jaklin Balayan		3921 Mountain View 91107
Jack KATKENTON		3921 Mountain View 91107
Kitty Phan		3843 Mountain View Avenue Pasadena, CA 91107
Mien Wirsching		3836 Mountain View Ave, Pa 91107
Quyen Nguy		3810 Mountain View Ave 91107
Kate Smither		3793 Mtn View Ave 91107
IRIS Wirsching		3836 Mountain View Pasadena CA 91107

EAST MOUNTAIN VIEW PETITION

NAME	SIGNATURE	ADDRESS
Mary M. Jandegian	<i>[Signature]</i>	3914 Mountain View
Haike Marcaryan	<i>[Signature]</i>	3953 Mountain View
Siri Jespersen	<i>[Signature]</i>	3916 Mountain View Ave 91107
Trifone Sciarra	<i>[Signature]</i>	3862 Mountain View Ave. 91107
James Ray	<i>[Signature]</i>	3902 Mountain View Ave
Joseph Kuhlmann	<i>[Signature]</i>	3902 Mountain View Ave
Matthew DelaCruz	<i>[Signature]</i>	3859 Mountain View Ave 9110
Annie Bahadarian	<i>[Signature]</i>	3954 E. Mountain View Ave. 9110
Razmig Bahadarian	<i>[Signature]</i>	3954 E. Mountain View Ave 9110
Armen Bahado	<i>[Signature]</i>	3954 E Mountain View Ave 9110
Maxy Bahadarian	<i>[Signature]</i>	3954 E Mountain View Ave 9110

TECHNICAL SITING ANALYSIS

Proposed Wireless Telecommunications Facility

Project Description

Site Selection

Site Justification

Date: 6-8-15

Jurisdiction: County of Los Angeles

Application: Conditional Use Permit

Applicant: Verizon Wireless
Building "D" 1st Floor
15505 Sand Canyon Avenue
Irvine, CA 92618

Site Name: SCL Amada G4

Address: Public ROW adjacent to 3902 Mountain View Ave.
Pasadena, CA 91107

Representative: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

Introduction:

Verizon Wireless, a federally licensed and California Public Utilities Commission ("CPUC") registered telecommunications utility / franchisee, requests approval of a Wireless Telecommunications Facility Conditional Use Permit to place a wireless telecommunication facility in the Right-of-Way. The facility is located at 3902 Mountain View Ave. in Pasadena. Currently the area is developed with right of way and adjacent residential uses.

Verizon Wireless is a telecommunications service provider operating wireless telecommunications sites throughout California and nationwide. Verizon Wireless and its affiliates have acquired licenses from the Federal Communications Commission ("FCC") to provide wireless telecommunication services. These licenses include the County of Los Angeles, California. The regional system operates within the State of California as a state franchisee as licensed by the California Public Utilities Commission (CPUC).

Description of Use / Project Description:

Pursuant to County of Los Angeles Municipal Code, Verizon Wireless has made an application for a Wireless Telecommunications Facility Conditional Use Permit.

The proposed project is comprised of replacing an existing 40' wood utility pole with a 45' (41'-6" AGL) wood utility pole; a pole mounted canister antenna⁽¹⁾, RRU ; and ~~a ground mounted electric meter pedestal.~~

Site Selection:

A significant gap in coverage exists in the Mountain View Ave. area near the intersection of Michilinda Ave. and the adjacent areas north, south, east and west of the site. Pursuant to the County's code requirements, Verizon Wireless searched the area for potential sites that would fulfill RF coverage objectives and maintain compliance with the County's wireless telecommunications site placement and design standards.

Initially the area was analyzed to determine zoning compatibility for the placement of a WTF, then site selection focused on commercial and institutional districts as well as the Right of Way (ROW). Another factor of consideration was to find co-location opportunities. As there are no co-location opportunities present that would not necessitate a significant height increase of the existing facility, the site selection area was narrowed primarily to the ROW.

The selection of the proposed site rested on the determination of compatibility with adjacent development and preservation of existing view corridors. Further consideration supporting the proposed location included the availability of adequate space to place the WTF equipment and the ongoing program Southern California Edison has put in place to work with carriers to accommodate collocation opportunities on existing light standards.

Final site selection rested on several factors:

1. The proposed site's location and antenna placement height will adequately fulfill the RF coverage objectives and fully eliminate or minimize the significant gap in coverage that exists in the target area
2. The equipment will be able to be adequately shielded and concealed from view in order to maintain existing sight lines and preserve aesthetic beauty of the area
3. The overall site location and design will be able to comply with the letter and spirit of the County's ordinances and municipal code

The subject site, once constructed and operating, will have no impact on foot, bicycle and vehicular traffic. It will not adversely affect the surrounding property, and will have a minimal physical and aesthetic footprint in this area.

Site Justification:

Wireless telecommunications networks operate on a grid system of facilities that establish the functionality and performance of the system. The network is established on a "line of sight" premise that requires each site to be situated in a manner that allows adjacent and abutting sites to generate signals that slightly overlap. The primary objective of this model of network deployment is to provide seamless service to a designated area.

At this time, Verizon Wireless' RF engineers have identified a significant gap in the acceptable level of LTE service in the area that the proposed project will serve (see enclosed RF Propagation Maps). The network is evaluated continuously in an effort to maintain the standard of service demanded by the public and mandated by governmental regulations. Currently, a significant gap in service exists in all areas proximate to the proposed location on roadways and in-buildings. The outdoor LTE service level in limited areas is poor and poor to nonexistent within the service objective. The current network configuration lacks the signal strength necessary to establish and maintain in-building service.

The proposed facility meets the following RF coverage objectives:

1. Significantly improve currently deficient LTE coverage within the target area.
2. Provide Verizon wireless voice and data coverage east and west of the site along Mountain View Ave., and extending north and south of the site. See attached RF coverage maps for extent, quality and pattern of coverage.
3. Greatly improve upon, and in some cases finally offer in-building coverage in the service area of the proposed site.

In the absence of the proposed facility, Verizon Wireless will be precluded from completing the network deployment and their customers will continue to experience unacceptable levels of service. The detrimental impact may be most pronounced in daily usage and heightened during emergencies and catastrophic events. The system will provide access to "E911" and to first responders during periods that landlines may not be operable.

The project is consistent with the County's General Plan concerning policies that seek to guarantee the adequate distribution of utility services to the entire community in a manner that is compatible with the character of the County and community. Further, the provision of service of this type supports the County's goal of integrating in a region wide communications network that assists residents and the traveling public in the ability to coordinate with first responders during emergency events or periods of catastrophe.

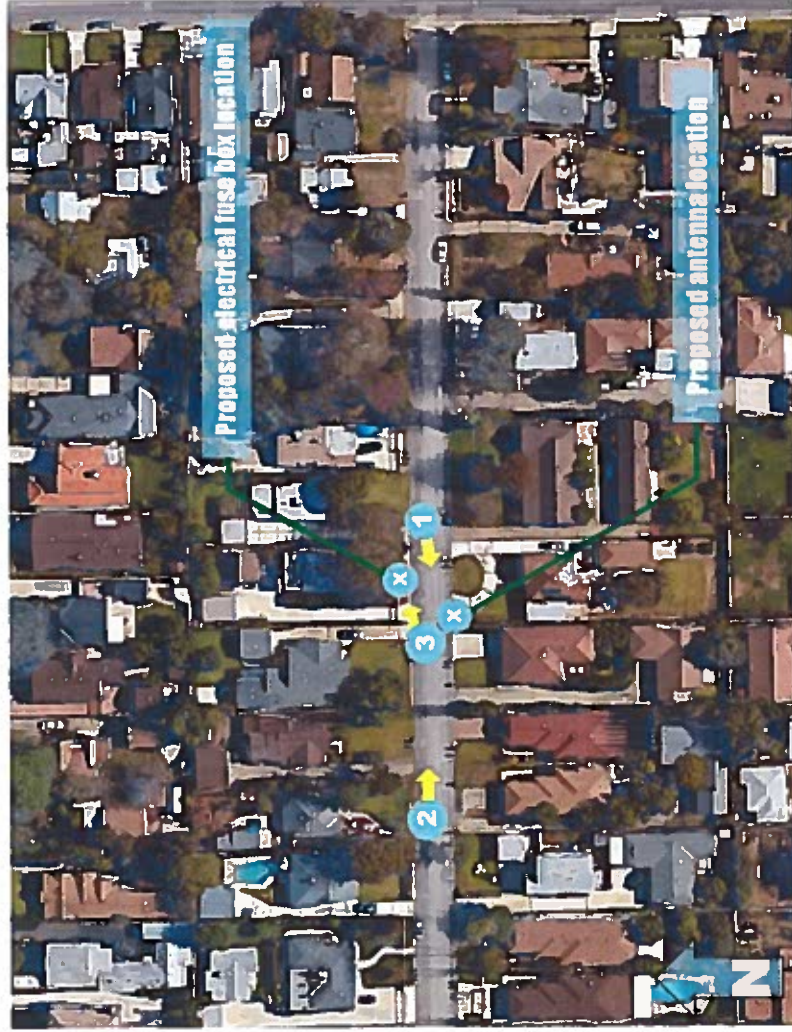
Consistent with the local regulations and State law, the location in the right-of-way is an appropriate location for the construction, use and maintenance of the proposed WTF. Verizon Wireless operates in the State as a licensed public utility under the State's telephone franchise. Pursuant to California Public Utilities Codes Section 7901 and 7901.1 the deployment of telephone networks, both land line and wireless, are authorized to utilize the right-of-way.

Conclusion:

Based on the preceding facts and statements and consistent with the municipal code's standards for development and operation of WTF's, Verizon Wireless respectfully requests approval of the Conditional Use Permit application to construct, operate and maintain a WTF as proposed.

SITE PHOTOSIMULATIONS

Site Location and Photo-Vantage Map



Images from Google Maps 2015©

Date: 3/14/16

Site Name: SCL Amada G4

Address: (Address Pending)
Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107

Applicant: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

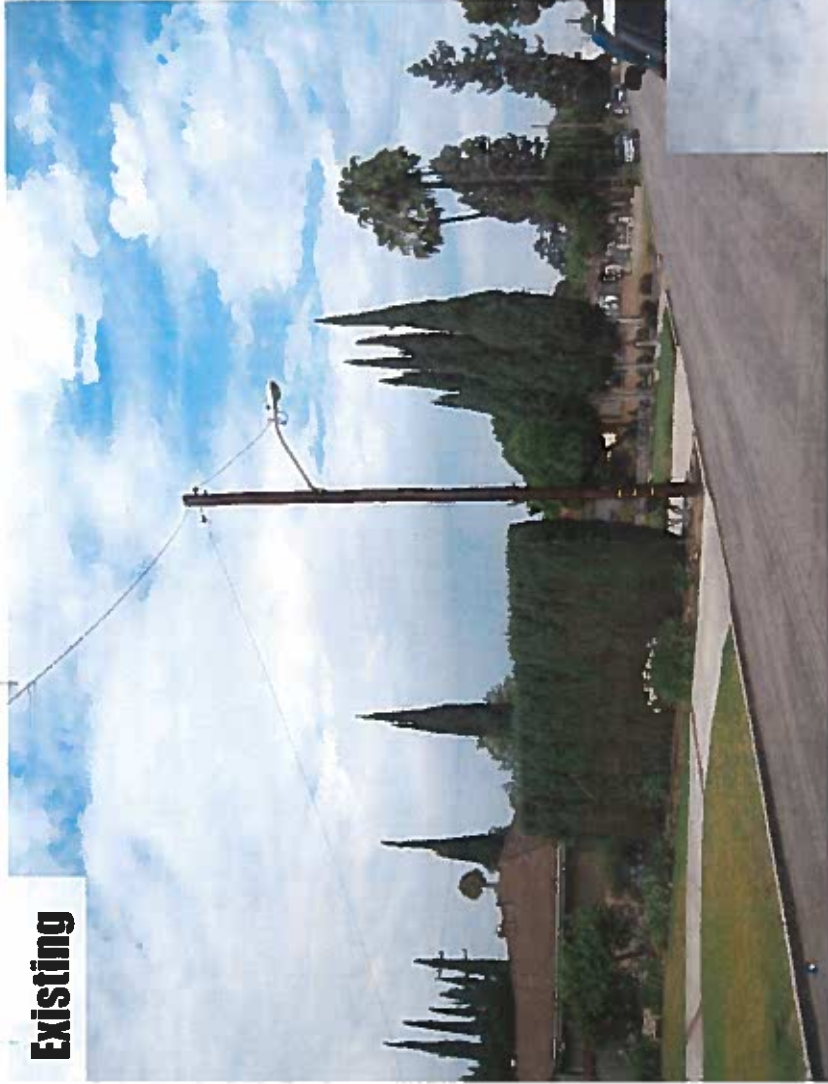
Contact: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

Certificate of Authenticity Disclaimer:
GDP Engineering Services warrants that this photo simulation was prepared
in accordance with the proposed site based upon the provided plans and additional
information provided by the Applicant. The final construction shall not be a 100%.

Prepared by: Anika Denton
Graphic Detail Productions
ajdenton@gdpd.com

GDP

Existing



Proposed
wood pole,
canister
antenna and
RRU 12



Photosimulation

View 1

Looking southwest from Mountain View Ave. toward subject site.

Existing



View 2

Looking east from Mountain View Ave. toward subject site.

Proposed wood pole, canister antenna, RRU 12 and utility handholes



Photosimulation



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 896-2352

Date: 3/14/16
Site Id: SCL Amada G4

Address:

(Address Pending) Mountain View Ave. & Michilinda Ave.
(Unincorporated) Pasadena, CA 91107



Existing

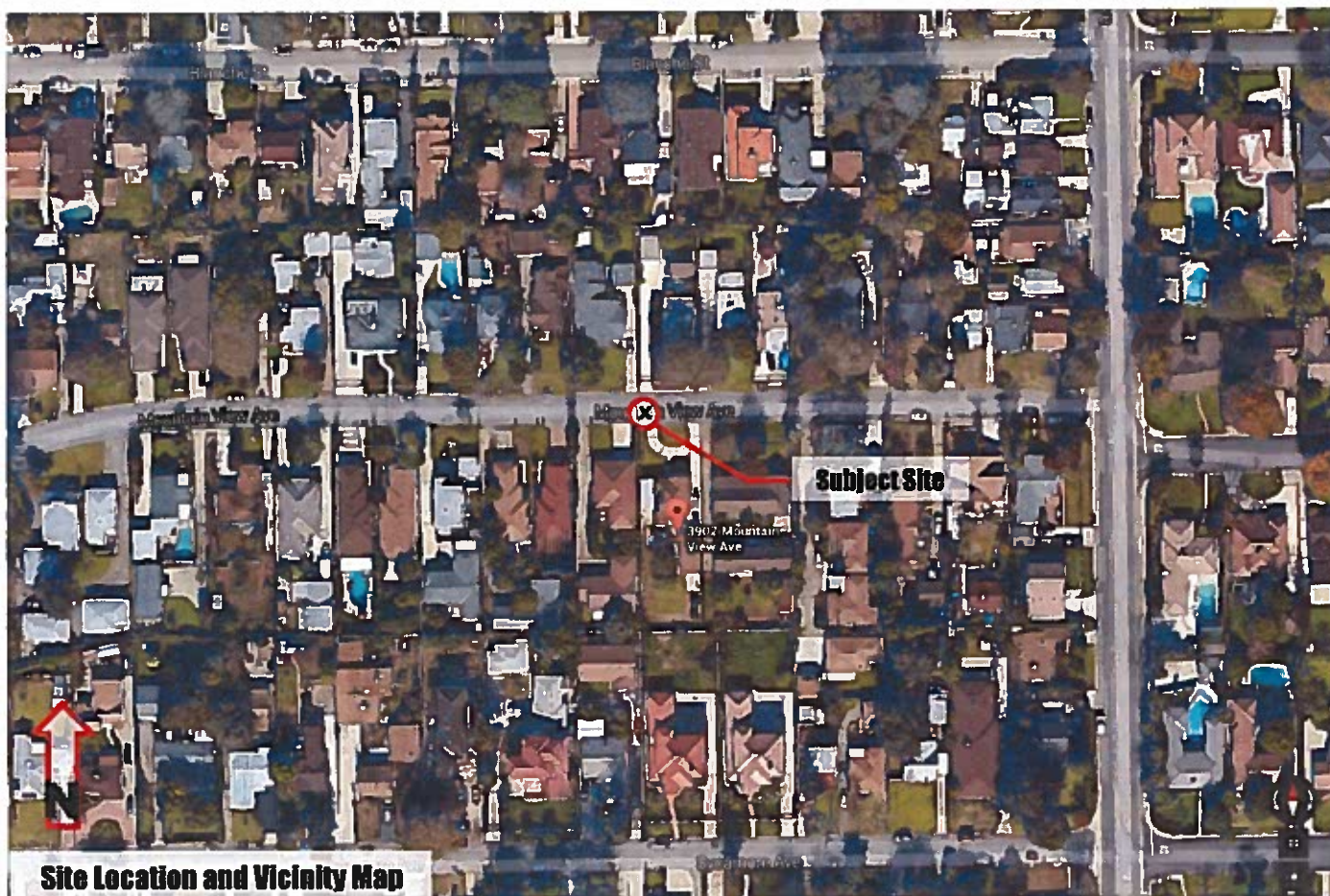


**Proposed
utility
handholes**

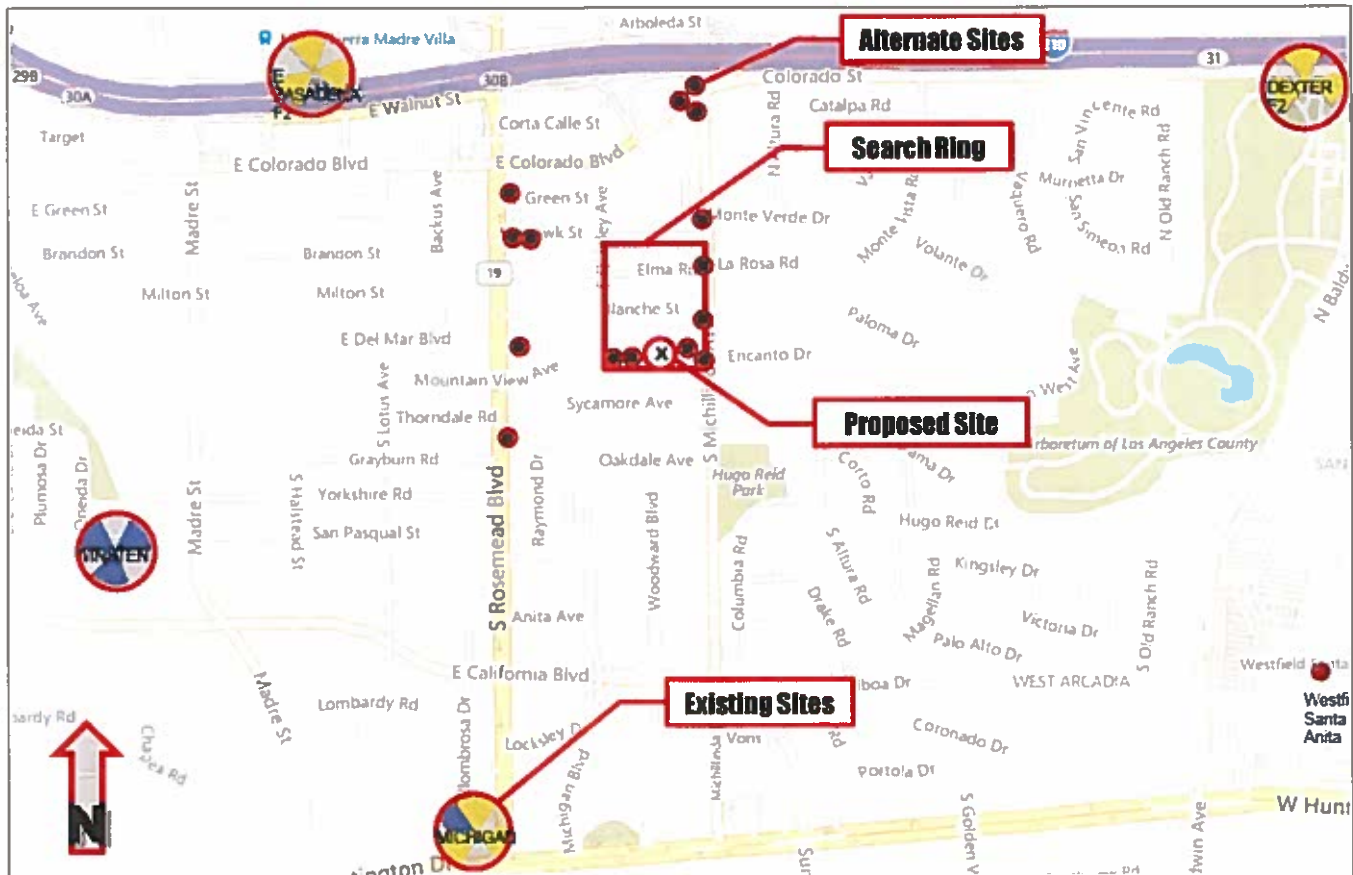
Photosimulation

View 3

Looking northeast from Mountain View Ave. toward proposed electric meter site.



Search Ring Location, Vicinity and Alternates Map



Search Ring and Alternate Site Location Map





Alternate 1

The first alternate is a utility pole / street light in the ROW on Mountain View Ave. located 150' west of the existing/proposed site location. The nearest residence is 30' south of the alternate. This location could provide RF coverage comparable to the proposed site location. This alternate was disqualified as it contains primary power line attachments which would require a more visually intrusive antenna design on cross arms with two panel antennas, as opposed to the more minimal canister antenna design as proposed. Per Government Order 95, Rule 94, SCE requires mounting arms to off-set antennas from the pole to provide safe climbing space for workers to access the power lines at the top of the pole.





Alternate 2

The second alternate is a street light in the ROW on Mountain View Ave. located 300' west of the existing/proposed site location. The nearest residence is 34' south of the alternate. This alternate was initially disqualified due to insufficient buffering from a home for the electric meter pedestal.





Alternate 3

The third alternate is a street light in the ROW on Mountain View Ave. located 150' east of the existing/proposed site location. The nearest residence is 30' north of the alternate. This alternate was disqualified due to its closer proximity to residential structures and a greater potential for signal interference from existing foliage.





Alternate 4

The fourth alternate is a street light in the ROW on Michillinda Ave. located 500' east of the existing/proposed site location. The nearest residence is 25' northeast of the alternate. This alternate was disqualified due to its closer proximity to a residential structure. Furthermore, the diameter of the pole would have to be increased to support the additional weight of the antenna canister, which in turn may reduce visibility triangle at the corner.





Alternate 5

The fifth alternate is a street light in the ROW on Michillinda Ave. located 650' east of the existing/proposed site location. The nearest residence is 35' northeast of the alternate. This alternate was disqualified as the diameter of the pole would have to be increased to support the additional weight of the antenna canister, which in turn may reduce visibility triangle at the corner.





Alternate 6

The sixth alternate is a street light in the ROW on Michillinda Ave. located 850' northeast of the existing/proposed site location. The nearest residence is 35' southeast of the alternate. This alternate was disqualified due to potential signal interference from tree foliage.





Alternate 7

The seventh alternate is a street light in the ROW on Carol Pine Ave. located 1050' northeast of the existing/proposed site location. The nearest residence is 20' north of the alternate. This alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





Alternate 8

The eighth alternate is a gas station on Michillinda Ave. located 1800' northeast of the existing/proposed site location. This alternate was disqualified due to its location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap. Additionally the building is single story, thus the base structure is too low to provide adequate coverage, to fill the service gap. Also wireless sites are not placed on gas station properties.





Alternate 9

The ninth alternate is a three-story commercial building on Colorado Bl. Located 2000' northeast of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





Alternate 10

The tenth alternate is a two-story commercial building on Colorado Bl. Located 1900' northeast of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





Alternate 11

The eleventh alternate is a two-story commercial building on Rosemead Bl. Located 1850' northwest of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





Alternate 12

The twelvth alternate is a two-story commercial building on Rosemead Bl. Located 1650' northwest of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





Alternate 13

The thirteenth alternate is a an existing monopole located in the back of a two-story commercial building on Rosemead Bl. Located 1400' northwest of the existing/proposed site location. This alternate was disqualified due to it's location outside of the Search Ring. Additionally, collocation would require a 10' minimum antenna and equipment separation, thus height would be too low to meet coverage objective. There is also potential for signal interference from the tree foliage.





Alternate 14

The fourteenth alternate is a an existing water tank on Rosemead Bl. Located 1300' west of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap. Additionally, homeland security has established increased security measures which preclude wireless sites from being placed on secured water district properties.





Alternate 15

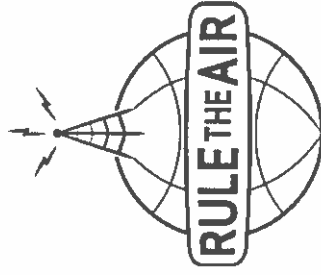
The fifteenth alternate is a an existing church on Rosemead Bl. Located 1350' west of the existing/proposed site location. Although base structure height is adequate, this alternate was disqualified due to it's location outside of the Search Ring, as signal strength would be lower and not provide adequate coverage to fill the service gap.





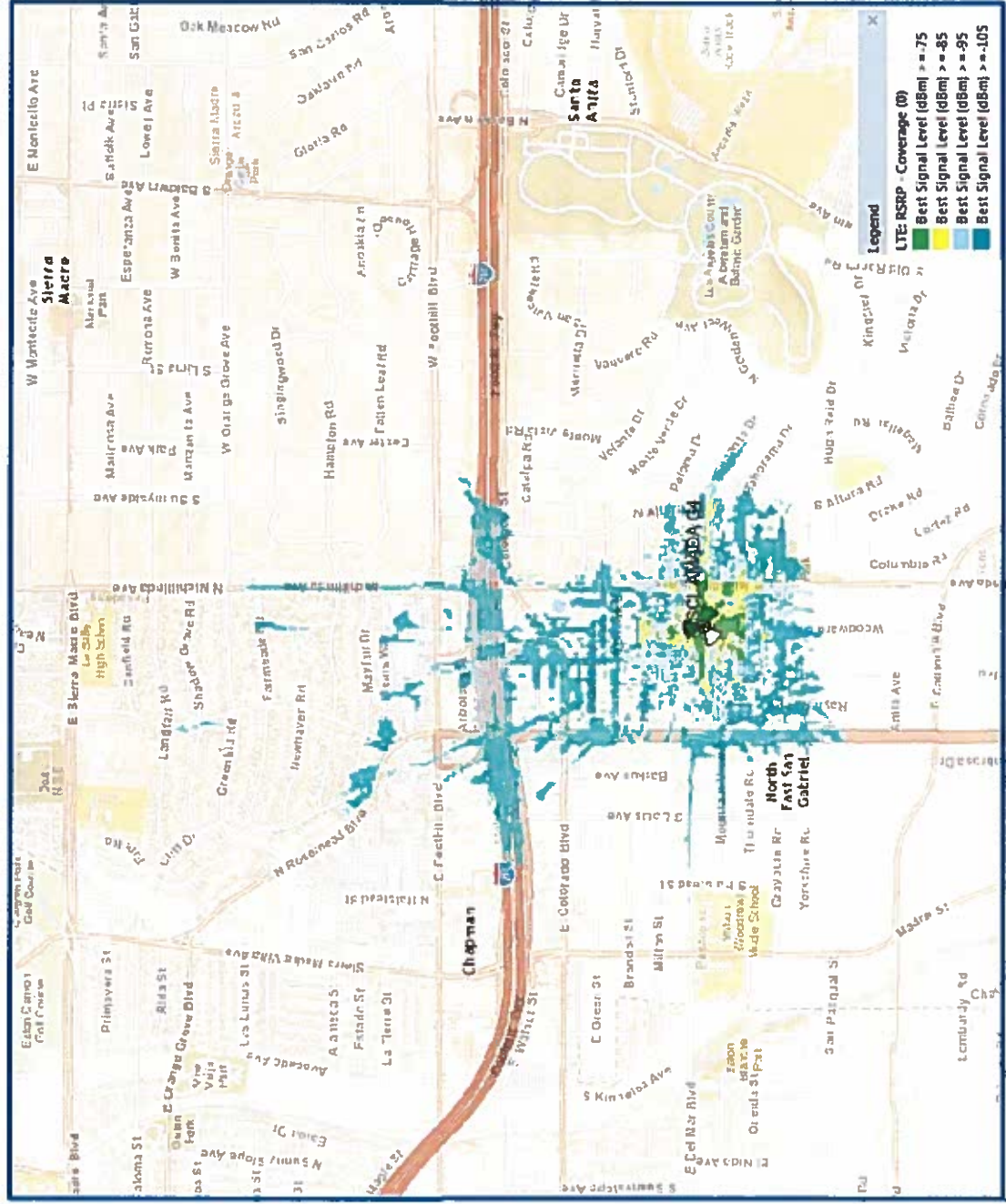
SCL Amada G4

Tuesday, December 29, 2015



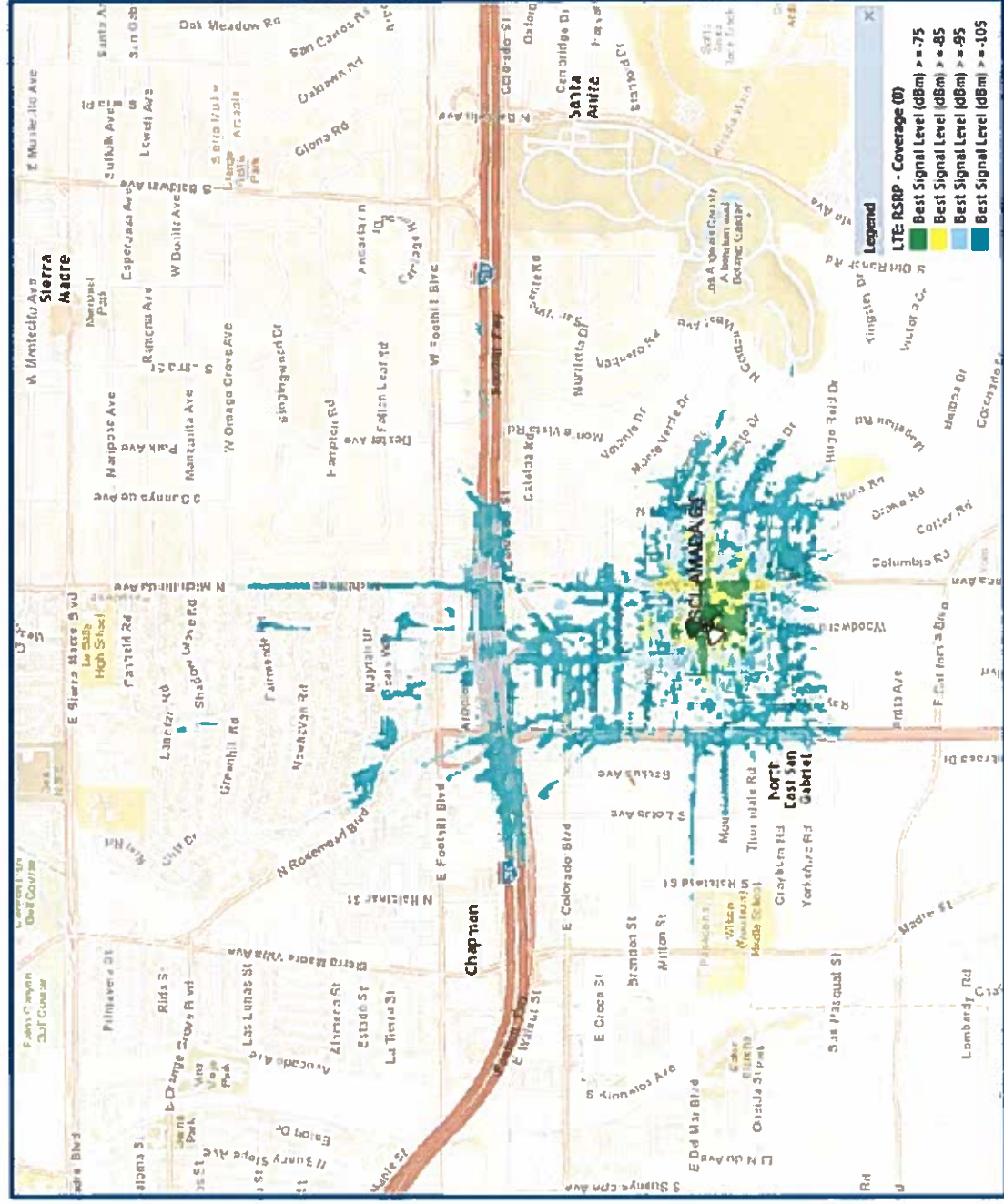


SCL Amada G4 Propagation (1 RRU)



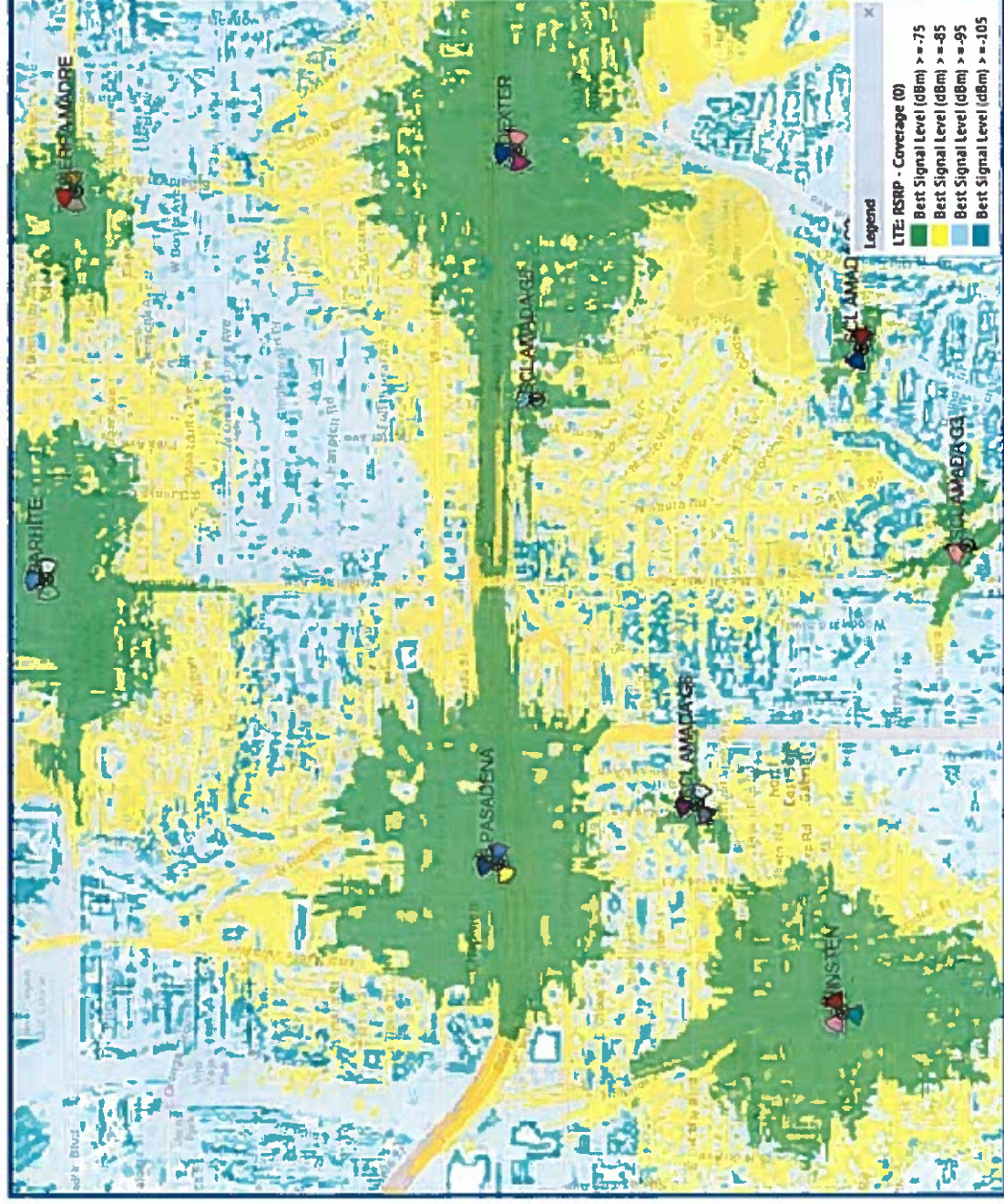


SCL Amada G4 Propagation (2 RRUs)





Without SCL Amada G4 (Existing Network RF Coverage Plus Master Plan)





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 5, 2016

Adrian Culici
10640 Sepulveda Blvd.
Mission Hills, CA 91345

**REGARDING: PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107
ADJACENT TO 3902 MOUNTAIN VIEW AVENUE, EAST PASADENA
(APN #5755-016-007)**

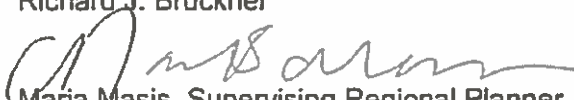
Hearing Officer Susie Tae, by her action of January 5, 2016, has **DENIED** the above-referenced project. Enclosed are the Hearing Officer's Findings.

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **January 19, 2016. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

For questions or for additional information, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at smar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings
c: Hearing Testifiers (Speaker Cards)

MM:SM

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500107 ("CUP") on November 3, 2015, December 1, 2015, and January 5, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction and operation of a new wireless telecommunications facility (WTF) ("Project") located in the public right-of-way in front of a single-family residence located at 3902 in the unincorporated community of East Pasadena ("Project Site") in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project is located in the public right-of-way in front of a single-family residence at 3902 Mountain View Avenue.
4. The Project Site consists of a circular area of 14 inches diameter for a new wood utility pole in the public right-of-way in front of a legal lot containing a single-family residence.
5. The Project Site is located in the public right-of-way in the East Pasadena Zoned District and is adjacent to a property zoned R-1 (Single-family Residence).
6. The Project Site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1 (Single-family Residence)
 - South: R-1 (Single-family Residence)
 - East: R-1 (Single-family Residence)
 - West: R-1 (Single-family Residence)
8. Surrounding land uses within a 500-foot radius include:
 - North: Single-family Residences
 - South: Single-family Residences
 - East: Single-family Residences
 - West: Single-family Residences
9. The Project Site is located in the public right-of-way adjacent to property that was zoned R1 in 1931. Plot Plan and construction permit approvals exist on the subject lot for a guest house and a circular driveway.
10. The site plan for the Project depicts the proposed WTF consisting of a new 45-ft. long, 13.69-in. diameter wood utility pole to replace an existing 40-ft. long wood utility pole in the public right-of-way in front of an existing single-family residence. The new pole would be located in front of a single-family residence at 3902 Mountain View Avenue near the property line adjoining 3862 Mountain View Avenue. 6 ½ feet of the pole would be anchored underground. The pole would be topped with a cylindrical canister antenna and shroud and

have two remote radio units installed below the canister and shroud. The total height of the new pole with canister antenna and shroud would be 41 ft., 6 in. above grade level. An existing street light fixture on the existing utility pole would be removed and installed onto the new pole.

11. The Project Site is accessible via Mountain View Avenue to the east and west and is accessible from the street.
12. The Project provides adequate street parking for maintenance and construction vehicles.
13. Wireless telecommunications facility projects do not require consultation with other County departments. If a wireless telecommunications facility project is located in the public right-of-way, an encroachment permit from the Los Angeles County Department of Public Works shall be obtained prior to construction.
14. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project would have required minimal construction for the replacement of the existing utility pole and the installation of the new facility.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Staff has received comment letters from six individual households opposed to the project and an opposition petition containing 51 signatures. Opposition consisted of requests to change the hearing location to a venue within East Pasadena and at an evening time, concerns about health risks associated with wireless facilities, aesthetics, a decrease in property values, future expansion of the facility if it were approved, and how the approval of the project would set a precedent for more wireless facilities to be built in the neighborhood.
17. A duly noticed public hearing was held on November 3, 2015, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request and answered questions presented by the Hearing Officer. Four members from the community testified in opposition to the project and expressed concerns including lack of information about the project and not being able to communicate directly with Verizon for more information, requesting that the hearing venue be changed to a location within the community, concerns about future expansion of the facility or other wireless companies coming into the neighborhood if approved, that the applicant's Burden of Proof has not been met with insufficient information being provided to show that the facility is completely safe, a request for the applicant to provide examples of facilities with similar designs located in residential neighborhoods and to provide other alternate project sites located outside of residential areas, line of site issues from driveways to the street from the placement of the proposed electrical meter box, health and safety concerns related to wireless electronic transmissions, and concerns with devaluation of property. Mr. Searcy provided rebuttal testimony in response to the comments. There being no further testimony, Ms. Tae continued the hearing to December 1, 2015, to allow additional time for the applicant to refine their

alternate sites analysis and to conduct an informational community meeting to discuss the proposal.

A duly noticed public hearing was held on December 1, 2015, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request, including a redesign of the project to eliminate one Remote Radio Unit (RRU) which also allows for the elimination of the ground-mounted electric meter pedestal from the project, and answered questions presented by the Hearing Officer. Mr. Searcy gave a brief summary of issues that were addressed at the community meeting that was held on November 16, 2015. Among these issues was the need to find a suitable site within a designated search ring and the removal of the proposed electrical meter pedestal. Mr. Searcy stated that alternate sites outside of the residential area and within nearby commercial areas were not analyzed because the closest commercial areas would be outside of the project's designated search ring and would not provide the desired coverage needed. Ms. Tae stated that this additional analysis was needed in order to further support previous alternate site information that has been supplied by the applicant. Four members from the community testified in opposition to the project and expressed concerns including devaluation of property values, health effects, and the applicant providing insufficient information regarding alternate sites and examples of other similar facilities. Mr. Searcy provided rebuttal testimony in response to the comments, including a statement that prospective homeowners often consider adequate cellular service coverage when buying a home and that a primary objective of the project is to increase data capacity of the existing cellular network. There being no further testimony, Ms. Tae continued the hearing to January 5, 2016, to allow time for the applicant to provide additional information to their alternate sites analysis regarding the coverage objective, additional photo simulations, and more details to support the conclusions in the analysis.

A duly noticed public hearing was held on January 5, 2016, before the Hearing Officer. Hearing Officer Susan Tae was in attendance for the Public Hearing. The applicant's representative, Rob Searcy, presented testimony in favor of the request and answered questions presented by the Hearing Officer. Three members from the community testified in opposition to the project and expressed concerns about future wireless facilities being built in the neighborhood if the project were approved, construction disruption to the community, dissatisfaction with examples of other similar facilities provided by the applicant, the proposed meter pedestal, and restated their opinion that the facility should be located in a commercial area of the neighborhood. Mr. Searcy provided rebuttal testimony in response to the comments and answered questions from Ms. Tae regarding the updated Alternate Site Analysis and RF Coverage maps. There being no further testimony, Ms. Tae stated that the project did not meet the goals and policies set forth in the Countywide General Plan for maintaining and conserving sound existing development and for maximizing improvement of the quality and accessibility of critical urban services and high quality emergency response services, that the applicant's updated RF Coverage maps did not justify the need to place the project at the proposed location given that other alternatives were provided by the applicant, and that the applicant should reevaluate the option of placing a facility within the commercial corridors of the neighborhood which are within approximately one-quarter mile of the proposed site. Ms. Tae then closed the public hearing and denied the applicant's request.

18. The Hearing Officer finds that the project site is located within the 1 – Low Density Residential land use category of the Los Angeles County General Plan. This designation is intended for areas particularly suitable for single family detached units and intended to maintain the character of existing low density residential neighborhoods. The proposed

WTF at this location will alter the existing character of the surrounding single family residential neighborhood and is therefore inconsistent with the permitted uses of the underlying land use category.

19. The Hearing Officer finds that Title 22 of the Los Angeles County code (Zoning Ordinance) does not specify WTF as a use. The use most closely matching a WTF specified in the Zoning Ordinance is radio or television stations and/or towers. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone R-1, provided that a CUP is obtained. The proposed wood utility pole and all pole-mounted equipment of the proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs. With the redesign of the project to eliminate the placement of an electrical meter pedestal within the public right-of-way, the project is consistent with Subdivision and Zoning Ordinance Policy No. 01-2010, which states that all appurtenant wireless facility equipment that is not structure-mounted and within the public right-of-way shall be placed underground if feasible. Since it is feasible for the facility to run on flat rate power, the electric meter pedestal was removed from the proposed project.
20. The Hearing Officer finds that the proposed facility will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the community, but is not necessary at this location to provide wireless communications to this particular area of Los Angeles County and the surrounding communities.

The proposed wireless telecommunications facility at this location is not necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

The facility would not have had growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, or odor impacts would have been generated and no additional parking would have been required for the proposed facility. Further, the proposed facility would not have interfered with the quiet enjoyment of neighboring land uses.

If approved, this telecommunications facility would not have endangered the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

21. The Hearing Officer finds that the facility may impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity as expressed by concerned residents of the community.

The proposed facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The project proposes to replace an existing utility pole and install an antenna radome canister and RRU's.

22. The Hearing Officer finds that the facility would not have been staffed and would have required only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There would have been no impact to the existing traffic patterns nor would there have been any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

The proposed facility would have been supplied with electric service. No water, sewer, refuse or other additional services would have been required.

23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Pasadena community. On September 24, 2015, a total of 336 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use is not consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Denies Conditional Use Permit No. 201500107.

ACTION DATE: January 5, 2016

PROJECT NO. R2015-02580-(5)
CONDITIONAL USE PERMIT NO. 201500107

FINDINGS
PAGE 6 OF 6

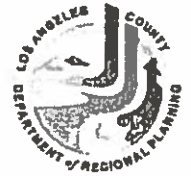
MM:SM
01/05/16

c: Hearing Officer



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**REGIONAL PLANNING COMMISSION
APPEAL FORM**

DATE: 1/18/16

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012

FROM: Rob Searcy Prescott Communications/CES
Name

SUBJECT: Project Number(s): R2015-02580-(5)
Case Number(s): 2015400107
Case Planner: Steve Mar
Address: Adjacent to 3902 Mountain View Avenue
Assessors Parcel Number: N/A ROW
Zoned District: East Pasadena

Entitlement Requested:

A Conditional Use Permit to construct and maintain a Wireless

Telecommunications Facility in the ROW

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	Conditional Use Permit
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

☐ Director

Decision Date: _____

☒ Hearing Officer

Public Hearing Date: January 5, 2016

Hearing Officer's Name: Ms. Tae

Agenda Item Number: 8

The following decision is being appealed (check all that apply):

- ☒ The Denial of this request
☐ The Approval of this request
☐ The following conditions of approval:


List conditions here

The reason for this appeal is as follows:

The proposed project is consistent with the County General Plan policy goals found in PS/F 6 including but not limited to the improvement of "...wireless telecommunications infrastructure" (6.2) and the expansion of "access to wireless technology networks while minimizing visual impacts through colocation and design." (6.3) Further, the applicant provided RF coverage maps that illustrated a significant gap in service and provided evidence that the proposed design was the least intrusive manner to close the gap in service and that no viable superior alternative was cited. The proposed site would introduce LTE 700, a frequency band currently not operational within the area of the facility and would provide enhanced services to the community that include enhanced E911 connectivity to first responders among other services.

Are you the applicant for the subject case(s) (check one)? ☒ YES ☐ NO

Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.


Appellant (Signature)

Rob Searcy

Print Name

10640 Sepulveda Blvd. Suite 1 Mission Hills, CA 91345
Address

818.489.1034

Day Time Telephone No.